



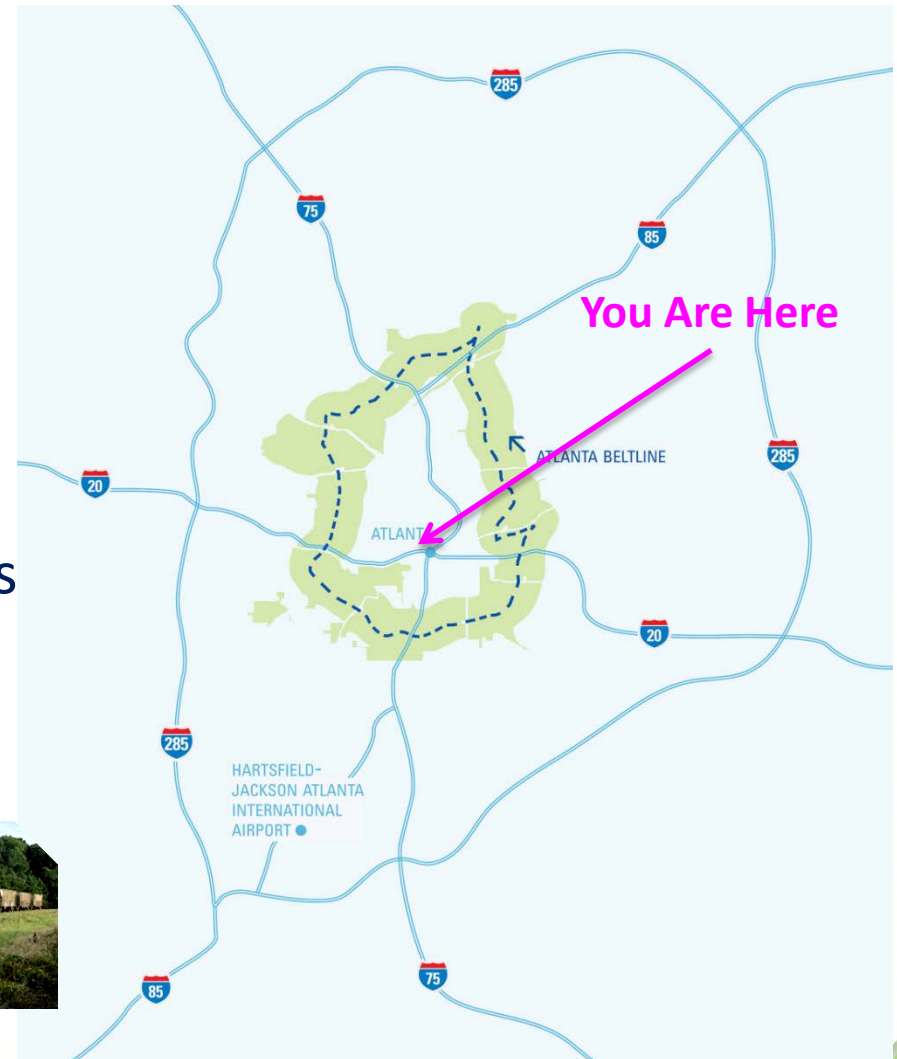
// Atlanta BeltLine and Leveraging Funds

*EPA Brownfields Workshop
October 7, 2014*

// Where is the Atlanta BeltLine?



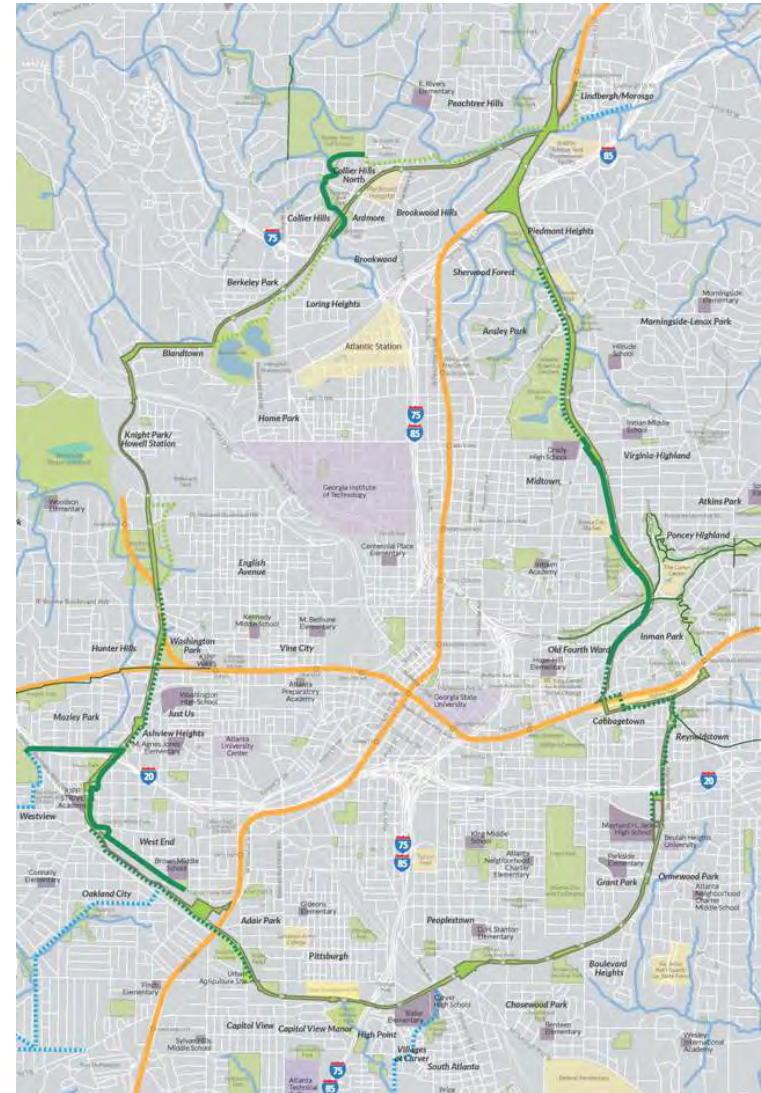
- In the heart of the Atlanta region
- Connects many of Atlanta's cultural destinations
- Utilizes historic freight rail rights of way around the center of town



// Opportunity for Significant Impact



- Connects 45 neighborhoods
- 22% of City of Atlanta population lives in the planning area
- 19% of the City's land mass is inside the planning area
- 40% increase in Atlanta's parkland
- 6,500 acre TAD



// Key Elements



Atlanta
BeltLine



ATLANTA STREETCAR



1,300 ACRES
of Greenspace



33 MILES
of Trails



5,600 UNITS
of Affordable
Workforce
Housing



Streetscapes &
Public Art



22 MILES
of Transit &
Transportation
Infrastructure



Jobs & Economic
Development



Historic
Preservation



1,100 ACRES
of Environmental
Clean-up

// Economic Impact – Activity to Date



Private investment is following public investment:

- **Over 100 projects*** complete or underway within Plan Area valued at over **\$1.1 billion**
 - **9,003** new residential units completed
 - **933,700 SF** of new commercial space completed
- **Roughly 3:1 ROI to date**

Development Activity



****Projects larger than 10 dwelling units and/or 10,000 square feet***

// Eastside Return on Investment

Historic Fourth Ward Park

- Total Cost: \$50M
 - \$21M for land acquisition
 - \$2.4M for design
 - \$26.6M for construction

Eastside Trail

- Total Cost: \$13.8M
 - \$815k for remediation
 - \$2.3M for design
 - \$10.7M for construction

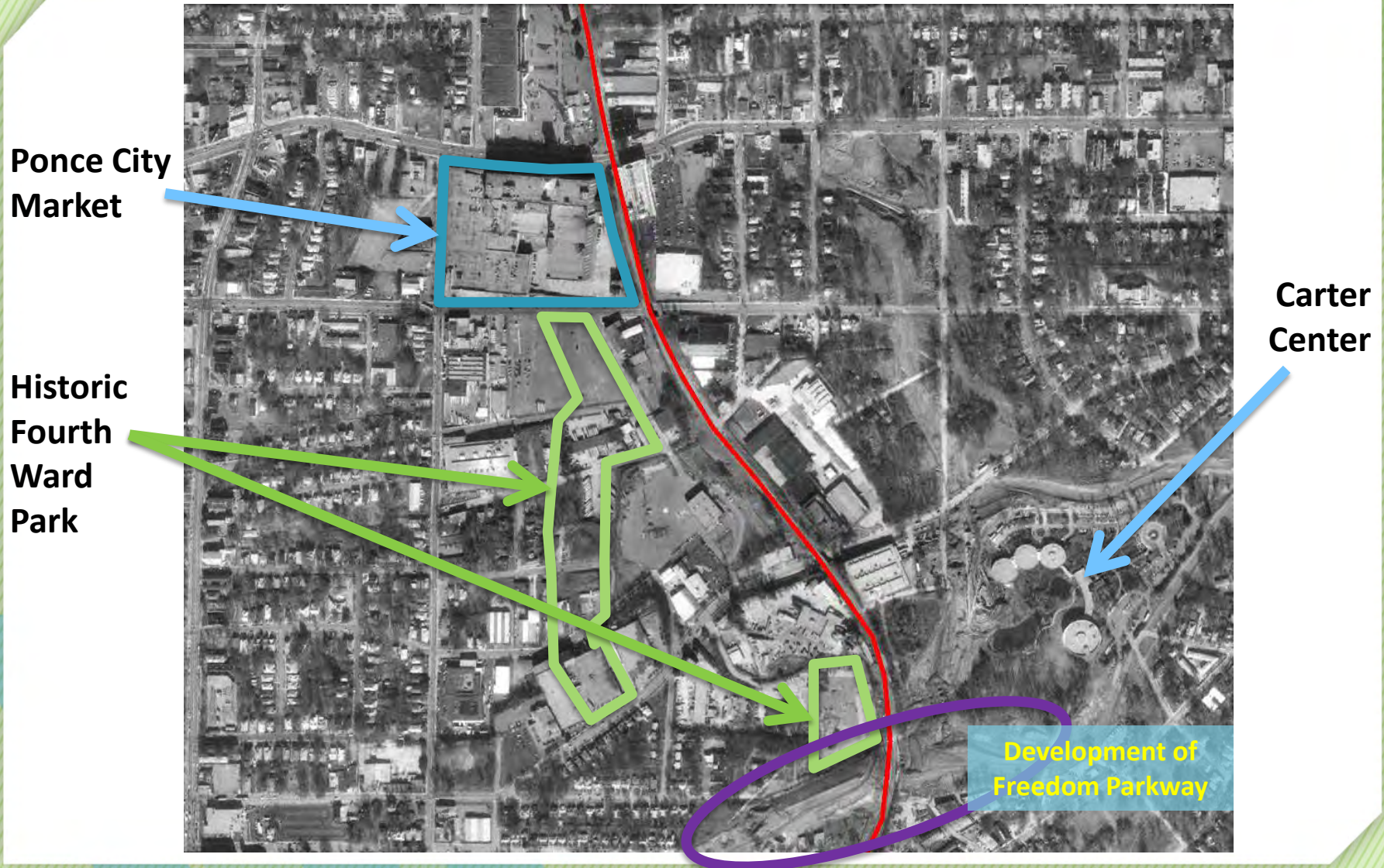
Total Public Investment: \$63.8M

Total Private Investment: \$750M

Return on Investment: 11.7 to 1



// 1993 Aerial





// H4WP – Funds Leveraged

Seed Investment: \$30 million from DWM
(we came in \$6 million under budget)

Leveraged Funds:

- \$17 million from Philanthropic Donors
- \$9 million from Park Improvement Bonds
- \$2 million from Atlanta BeltLine, Inc.



// Historic Fourth Ward Park, Before



// Historic Fourth Ward Park, After

\$52 million total project cost

\$400 million in new private
development within a block of park



// Historic Fourth Ward Park, Before



// Historic Fourth Ward Park, During



// Historic Fourth Ward Park, After



// Eastside Trail – Funds Leveraged



Seed Investment:

\$5 million from Philanthropic Donors

Leveraged Funds:

- \$7 million from Atlanta BeltLine, Inc.
- \$815,000 from EPA Brownfield RLF



// Pylant Street area, Before



// Pylant Street area, After



// Bridge (1906) at Ponce de Leon



// Bridge (1906) at Ponce de Leon



// Brickworks, Before



// Brickworks, After



\$12.8 million total project cost

**\$775 million in new private
development within a block of trail**

// Eastside Trail Extension

Eastside Trail Extension

- 1.5-mile multi-use trail extension from Irwin Street to Memorial Drive
- 18-month construction starting in late 2014
- \$12 million project
- Gets trail users across CSX's Hulsey Intermodal Facility



// Eastside Trail Ext – Leveraging



Seed Investment:

\$2 million from Philanthropic Donations

Leveraged Funds:

- \$3.5 million from City transportation funds
- Balance to be split between Atlanta BeltLine, Inc, Donors and adjacent developments



Westside Trail

- 3-mile multi-use trail extending from Washington Park to University Ave
- \$46.5 million project (including acquisition of ROW)
- Historically disinvested area
- 18-month construction starting in late 2014



// Westside Trail – Funds Leveraged



Seed Investment:

\$8.8 million through the Atlanta Regional Commission

Leveraged Funds:

- \$18 million TIGER 5 Grant
- \$10 million in Philanthropic Donations
- \$9.5 million in local match from GDOT
- \$140,000 from EPA Brownfield RLF
- \$60,000 from City Assessment Grant

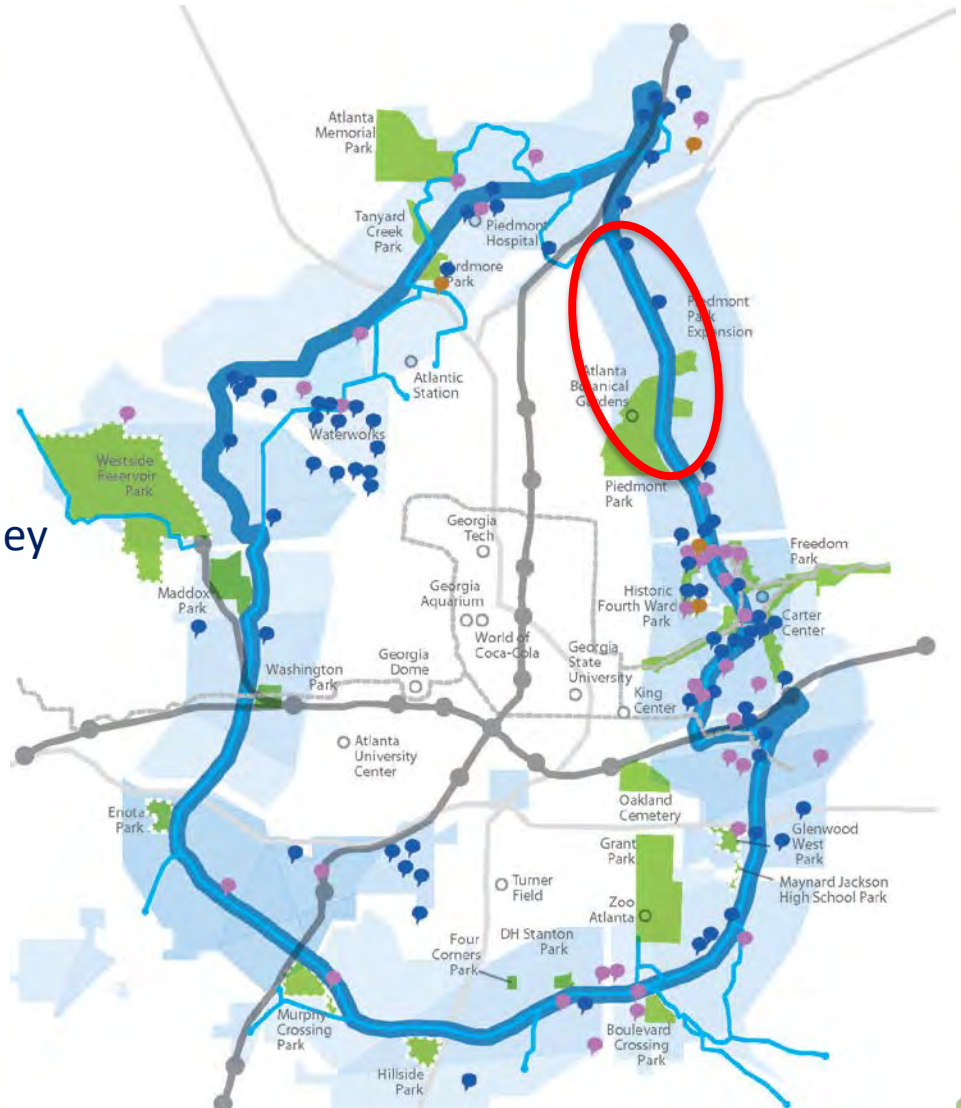






Northeast Corridor

- 2-mile corridor from Monroe Drive to Buford Highway
- Runs alongside Piedmont Park, Atlanta Botanical Gardens and Ansley Golf Course
- Concurrent with Corridor Design, allowing for future program implementation



// Northeast Corridor – Leveraging



Seed Investment:

\$600,000 from EPA Brownfield Cleanup Grants

Leveraged Funds (so far):

- \$1.2 million from Atlanta BeltLine, Inc.



// Thank You

Beltline.org
@AtlantaBeltLine

